



BOARD OF ZONING APPEALS

AGENDA

February 21, 2020

The City of Knoxville Board of Zoning Appeals will consider the following petitions for variance of requirements of the Knoxville City Code, Appendix B, Zoning Regulations at their February 21, 2020 meeting at 4:00 pm in the Main Assembly Room, Main floor of the City County Building, 400 Main St, Knoxville, TN. Data pertinent to this amendment may be seen in the office of City of Knoxville Plans Review and Building Inspections Department, 4th Floor of the City County Building, Main Street, Knoxville, TN. If you need assistance or accommodation for a disability, please contact the City ADA coordinator at 865-215-2034.

This meeting and all communications between the Board members is subject to the provisions of the Tennessee Open Meetings Act, Tenn. Code. Ann. § 9-44-101, et seq.

An agenda review meeting is held at 3:00 pm in Room 461 of the City County Building, prior to the meeting.

A decision of this Board may be appealed to City Council by filing an Appeal Application and paying the required fee with the Plans Review and Building Inspections Department within fifteen (15) days of the date of the decision.

CALL TO ORDER

ROLL CALL

MINUTES

January 16, 2020 meeting.

OLD BUSINESS

None.

NEW BUSINESS

File:	2-A-20-VA	Parcel ID: 082JU023
Applicant:	Long Sisters, LLC	6 th Council District
Address:	2301 Jefferson Ave.	
Zoning:	R-1A / H-1 (Low Density Residential / Historical Overlay) Districts	

Variance Request:

- 1) Reduce the minimum required front yard setback at Jefferson Ave. from 25' to 13' for a new single family residence in an R-1A zone. (Article IV, Section 2.1.2.D.1.a)
- 2) Reduce the minimum required front yard setback at N. Olive St. from 25' to 8'4" for a new single family residence in an R-1A zone. (Article IV, Section 2.1.2.D.1.a)

As per plan submitted to construct a new single-family house in the R-1A / H-1 (Low Density Residential / Historical Overlay) Districts.

File:	2-B-20-VA	Parcel ID: 094KJ012
Applicant:	Adam Hadjerioua	1 st Council District
Address:	109 James Agee St.	
Zoning:	RN-6 (Multi-family Residential Neighborhood) District	

Variance Request:

- 1) Increase maximum building coverage from 40% in a RN-6 to 70% with proposed addition to existing single family residence. Existing building is at 59% of maximum building coverage (Article 4.3.A Table 4-1)
- 2) Increase maximum impervious surface from 50% in a RN-6 to 71% with proposed addition to existing single family residence. Existing impervious surface is at 60% of maximum impervious surface coverage (Article 4.3.A Table 4-1)
- 3) Reduce the minimum interior side setback from 5 feet to 3.5 feet with proposed addition on the north side (Article 4.3.A Table 4-1).

Pending approval of the proposed addition, applicant will need to plat and record the existing lot in order to receive a building permit. The following variances are related to the existing nonconforming lot dimensions and nonconforming structure on the lot.

- 4) Reduce minimum lot area from 5,000 square feet to 2,240 square feet (Article 4.3.A Table 4-1)
- 5) Reduce the minimum lot width from 50 feet to 44.95 feet (Article 4.3.A Table 4-1)
- 6) Reduce the minimum front setback from 25 feet to 7.6 feet along James Agee St. (Article 4.3.A Table 4-1)
- 7) Reduce the minimum interior side setback from 5 feet to 3.0 feet on the south side along the alley (Article 4.3.A Table 4-1)
- 8) Reduce the minimum interior side setbacks from 15 feet combined to 6.5 feet combined (Article 4.3.A Table 4-1)
- 9) Reduce the rear setback from 25 feet to 1.1 feet on the west side (Article 4.3.A Table 4-1)
- 10) Reduce the required minimum off-street parking for single family dwelling from 2 spaces per dwelling unit to zero (Article 11.4.A.1 Table 11-2)

As per plan submitted to rehab an abandoned single-family residence in the RN-6 (Multi-family Residential Neighborhood) District.

File: 2-C-20-VA
Applicant: Robert Marlino
Address: 4120 Pleasant Ridge Rd.
Zoning: C-G-1 (General Commercial Zoning District)

Parcel ID: 080LD021
3rd Council District

Variance Request:

- 1) Reduce the required interior side parking setback from 20 feet to 10 feet 1 inch for the southern lot line (Article 11.3.C.2)

As per plan submitted to construct a new 30 unit apartment complex in the C-G-1 (General Commercial Zoning District).

File: 2-D-20-VA

Applicant: Matt Brazille, P.E.

Address: 1205 Old Vine Ave. & 331 Harriet Tubman St.

Zoning: RN-6 (Multi-Family Residential Neighborhood) District

Parcel ID: 095AH025,095GA013

6th Council District

Variance Request:

The following variances are for Lot 1. 1) Increase the maximum impervious surface coverage for Multi-Family dwellings from 70% in a RN-6 Residential District to 74% for new construction (Article 4.3.A Table 4-1)

2) Reduce the minimum interior side setback from 5 feet to 2 feet on the west side for new residential construction (Article 4.3.A Table 4-1).

The following variance is for Lot 4. 3) Reduce the minimum front setback for Multi-Family dwellings from 12 feet to 11 feet on the east side along Harriet Tubman Street for new residential construction (Article 4.3.A Table 4-1)

As per plan submitted to construct 105 multi-family dwelling units in the RN-6 (Multi-Family Residential Neighborhood) District.

OTHER BUSINESS

The next BZA meeting is March 19, 2020.

ADJOURNMENT